

LCI Board Minutes
September 24, 2019 Special Meeting

PRESENT: Hon. Delphine Clyburn, Hon. Dolores Colón, Timothy Yolen, Patricia Brett, Serena Neal-Sanjurjo, Neil Currie, Evan Trachten

Absent:, Seth Poole, Mary Wadley

Meeting called to order at 6:00 P.M.

Review of LCI Board meeting minutes from May 22, 2019. A motion to approve was made by Neil Currie, Seconded by Pat Brett, Approved unanimously.

New Business

80 Barclay Street (rear parcel) and 88 Barclay Street

Evan explained that the City proposes to sell these sliver lots to Myriam and Roberto Rodriguez as a commercial sliver lot sale at \$2.00 per sq. Ft. to be used for off-street parking and site control. The applicants are related to the Alder and this fact is disclosed in the file. This land was not offered to the residential house at 80 Barclay Street because it is a non-conforming use because this land is located in an IL Zone. There is a need for off-street parking because the roads are narrow in this area. Neil Currie questioned if the land would be paved. Neil Currie noted that parking on the grass would not be a good thing and gravel should be utilized. Evan told the Board that any improvements would require City Plan Commission review because it is in a costal management area. Evan noted that there is a cost to the City maintaining sliver lots such as cutting the grass, removing snow, and removing debris.

A motion was made to approve the item by Alder Colón, seconded by Alder Clyburn, Approved unanimously

232 -240 Columbus Avenue

Evan explained that the City proposes to sell this vacant lot to Concrete Creations, LLC who was selected to develop this parcel as part of an RFP. The applicant proposes to develop 10 rental units at this location. Five (5) of the rental units will be deed restricted at 50% AMI for 20 years. The project will require a little Zoning relief for the front steps. The applicant is proposing to develop row style houses. Alder Colón asked about parking, she noted the streets in Trowbridge Square are narrow. Serena told the Board that the developer will provide on-site parking.

Evan told the Board that this lot was sold to Sacred Heart Church but they gave the lot back to the City based on being in default of the LDA. LCI is proposing to sell this lot for \$100,000. Evan noted that the City will get building permit fese and tax revenue from this sale in addition to the purchase price. This project has been presented to the area Management Team. Alder Colón told the Board there is a lot of traffic on Columbus Avenue. Neil Currie asked if any of the units would be ADA Compliant (handicap accessible) Serena told the Board it is a requirement to have at least one unit based on the size of the development.

Alder Colón made a motion to approve the item, seconded by Neil Currie, Approved unanimously

649-651 Howard Avenue

Tim Yolen opened this item by allowing members of the public who provided written notice to address the Board. Melvin Council, Hector Miranda, and Miguel Pitman will each be allowed three minutes to share address the Board. Hector and Melvin yielded their time to Miguel. Miguel Pitman addressed the Board about his concerns.

Miguel told the Board that he has over 200 signatures (close to 300) on a petition to demonstrate that there is a lack of support for this project. This project did not come before the Hill North Management team prior to entering the disposition process, Miguel feels that Alder Hurt should have had CS come to the Management Team prior to writing a letter of support. There have been three community meetings with the applicant since the residents have been made aware of this proposal. The community is looking to make an agreement with CS for this project to go forward. The CEO of CS, Michael Taylor has been in touch with the Miguel to make an agreement for a community benefit. The lack of support is due to the fact there are other programs in the neighborhood (Apt Foundation) that are causing problems with clients roaming the area, high on drugs, committing crimes. Miguel is waiting for a written agreement.

Michael Taylor responded to Miguel's comments: He told the Board that CS has been serving the community for 51 years. The properties on Cedar Street are currently used for a drug rehab program and have been used as such since 1990 without incident. The new project will be of a less intensity. The opposition to this project is unfair because the issue in the area is another program that he does not control. He said there was a miscommunication about the written agreement, and he was unable to reach the involved parties. He reached out to Mr. Boyd the Chair of the Hill North CMT and did not receive a call back about the agreement. Mr. Taylor is willing to sign the agreement (letter); the agreement was read into the record and it will allow the Hill North & South CMT's to use meeting rooms at CS. Mr. Taylor signed the agreement and it will be made part of the record and a condition of this approval.

Alder Colón told the Board she lives near by and has never had an issue with CS's program on Cedar Street and they do a great job operating this program. She told the Board the Apt foundation is negligent in their operation of their program. Miguel Pitman agreed that the difference between the programs is "night and day" and CS does a good job. Evan told the Board the City is proposing to sell this structure and lot to Cornell Scott – Hill Health Corporation (CS) for \$125, 000. Mr. Taylor apologized for the miscommunication and Miguel thanked him for his efforts to resolve this matter. Neil Currie asked about outdoor space, Mr. Taylor said there would be court yards and outdoor space. There will also be shuttle service.

Alder Clyburn made a motion to approve the item, seconded by Pat Brett, Approved unanimously

261-265 Starr Street

Evan told the Board Alder Clyburn is recusing herself from this item, because she is a member of the church (Alder Clyburn left the room). The City is proposing to sell these two lots to the Grace and Peace Cathedral International Inc. for the fair market value of \$22,000 for parking. Evan told the Board the City has land in this area for housing development and selling this parcel does not impact our housing developments. Neil asked where in the Disposition Guidelines he could find the section about sales to religious organizations. Neil told the Board he believes a Federal Law protects religious entities from being treated differently. Evan told the Board that this is a building lot and

the City sells this type of land at fair market value. Neil thinks religious entities should be treated as non-profits. Board Members want to revise the guidelines and hold a work shop in the near future.

Tim Yolen made a motion to approve the item, seconded by Alder Colón, approved with 4 affirmative votes (Neil Currie abstained)

Old Business

281 Newhall Street- Remains Tabled

53 Shelton Avenue- Remains Tabled

A motion was made by Neil Currie to postpone the election until all Board members are in attendance, seconded by Pat Brett, approved unanimously.

A motion to adjourn was made by Pat Brett, seconded by Tim Yolen, all were in Favor. Adjourned @ 6:59 PM.